



NOTICE OF APPEAL HEARING

The City of Miami Beach Historic Preservation Special Master, pursuant to City Code §118-537, will hold a hearing/oral argument on **Monday, June 8, 2015, at 2:00 p.m.**, in the Commission Chambers, City Hall, 1700 Convention Center Drive, Miami Beach, Florida 33139, to consider an appeal filed by Sunset Parking Systems Inc. ("Sunset Parking"), a Florida Corporation, regarding the following:

An appeal of the March 16, 2015 Order of the Miami Beach Historic Preservation Board on File No. 7471, approving a Certificate of Appropriateness for the construction of a 4-story hotel building on a vacant lot located at 426 Euclid Avenue, Miami Beach, Florida.

Property: 426 Euclid Avenue, Miami Beach, Florida
Appellant: Sunset Parking Systems, Inc.
Appellees: Sofi Partners, LLC and the City of Miami Beach
HPB File: 7471

The appeal request and all documents pertaining to File No. 7471, including all proceedings before the Historic Preservation Board, are available for public inspection during normal business hours in the offices of the Planning Department, 2nd floor, City Hall. Inquiries may be directed to the Planning Department at 305.673.7550.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the Special Master with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. This Appeal Hearing is open to viewing by the public, but it is not a public hearing, and only the Appellant, the Appellees (Applicant and the City), and/or their representatives, as parties to the appeal may participate.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

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HPSM - 15-002**